HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

Minutes of Meeting of Board of Directors

May 18, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 489 (the "District") met in regular session, open to the public, on May 18, 2026, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Anthony T. McBride, President
Madison Barrington, Vice President
Arlene Harper-Veith, Secretary
Melanie Folkert, Assistant Secretary
Matthew Conner, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Charlie LaConti of Municipal Accounts & Consulting, LP ("MA&C"); Lindsey DeLong and Mark Landreneau of Inframark, LLC ("Inframark"); Will Gutowsky and Kristen Demary of BGE, Inc. ("BGE"); Brian Gates of Howard Hughes Holdings Inc., on behalf of Bridgeland Development, LP ("Developer"); Brian Krueger of Forvis Mazars, LLP ("Forvis Mazars"); Bill Cook, President of the Board of Directors of Harris County Water Control and Improvement District No. 159 ("WCID 159"); Sam Goodspeed, Secretary of the Board of Directors of Harris County Municipal Utility District No. 419 ("MUD 419") and President of the Board of Trustees of the Bridgeland Water Agency (the "Agency"); Kay Burkhalter and Bobby Reynolds, on behalf of The Bridgeland Community Supports Veterans, Inc. (the "Veterans Group"); and Mitchell G. Page and Peyton McKelvey of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board considered public comments. There being no such comments presented, the Board proceeded to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on April 9, 2026. Following discussion, Director Barrington moved that the minutes of the meeting held on April 9, 2026, be approved, as presented. Director McBride seconded said motion, which unanimously carried.

ACCEPTANCE OF QUALIFICATION STATEMENTS, BONDS, OATHS OF OFFICE, AFFIDAVITS OF CURRENT DIRECTOR AND ELECTIONS NOT TO DISCLOSE CERTAIN INFORMATION FOR DIRECTORS ARLENE HARPER-VEITH AND MELANIE FOLKERT

The Board considered the acceptance of Bonds, Qualification Statements of Elected Officers, Oaths of Office, Affidavits of Current Directors, and Elections Not to Disclose Certain Information of Directors for Directors Harper-Veith and Folkert. Directors Harper-Veith and Folkert each presented their Bonds, Qualification Statements of Elected Officers, Oaths of Office, Affidavits of Current Directors, and Elections Not to Disclose Certain Information. Following discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the Board approve such Bonds and accept such Qualification Statements of Elected Officers, Oaths of Office, Affidavits of Current Directors and Elections Not To Disclose Certain Information, and declare Arlene Harper-Veith and Melanie Folkert to be duly elected and qualified Directors of the District, each to serve a four (4) year term ending May 4, 2030.

Barbara Nussa of Republic Services, Inc. ("Republic") entered the meeting at this time.

ELECTION OF OFFICERS

The Board next considered the election of officers and the reorganization of the Board. After discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the current officers of the Board continue to serve in their respective officer positions.

DISTRICT REGISTRATION FORM

The Board next considered the approval of a District Registration Form, as required by the Texas Commission on Environmental Quality (the "TCEQ"). Mr. Page explained that, in accordance with the Texas Water Code, special districts are required to file names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty (30) days after an election or appointment. He advised that, with the Board's approval, SPH will prepare an updated District Registration Form and file same with the TCEQ, as required. After further discussion on the matter, Director Barrington moved that the Board authorize SPH to complete the District Registration Form and file same with the TCEQ, as discussed. Director McBride seconded said motion, which unanimously carried.

LOCAL GOVERNMENT OFFICERS LIST

It was noted that no action was required by the Board in connection with the preparation and maintenance of a local government officers list, as no changes were made to the current officers of the Board or the District's investment officers.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

The Board next considered recent changes to cybersecurity and artificial intelligence training requirements for Directors of the District. In connection therewith, Mr. Page presented a memorandum from SPH regarding changes to such training requirements, a copy of which is attached hereto as **Exhibit A**, and discussed same with the Board. Mr. Page advised that all Directors of the District must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year, as required by Chapter 2063, Texas Government Code. Following discussion, Mr. Page noted that a link to the training program created by the Department of Information Resources will be provided to the Directors following today's Board meeting, and requested that each Director notify SPH upon completion of the training program.

CONTRACT REGARDING THE FINANCING, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE BRIDGELAND VETERANS MEMORIAL PARK BY AND AMONG THE DISTRICT, HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157 ("WCID 157"), WCID 159 AND MUD 419

Mr. Page next presented to and reviewed with the Board the proposed Contract Regarding the Financing, Construction, Operation and Maintenance of the Bridgeland Veterans Memorial Park by and among the District, WCID 157, WCID 159 and MUD 419 (the "Contract"), a copy of which is attached hereto as **Exhibit B**. In connection therewith, Mr. Page reminded the Board that it previously committed to contributing $75,000 in District funds towards the Veterans Memorial Park project (the "Project") but had set aside $100,000 in an interest-bearing account for the Project, and inquired if the Board desired to make any changes to its commitment under the Contract. Ms. Burkhalter then gave a presentation to the Board regarding the current status of the Project, and explained The Veterans Group's role in the design and construction of same. Ms. Burkhalter requested that the Board consider increasing its contribution towards the Project. Following discussion, the Board concurred to defer its consideration of the Contract and the District's contribution towards the Project until later in the meeting, after the adoption of the District's operating budget.

Greg Lentz of Masterson Advisors LLC ("Masterson") entered the meeting at this time.

INTERLOCAL COOPERATION CONTRACT BETWEEN THE DISTRICT AND NO. 419 RELATIVE TO LAND ACQUIRED FOR ADMINISTRATIVE FACILITIES SITE

Director McBride addressed the Board regarding the Interlocal Agreement, which was previously entered into by the District and MUD 419, for the joint purchase of a 5-acre tract of land to serve as an administrative facilities site. A copy of the Interlocal Agreement is attached hereto as **Exhibit C**. In connection therewith, Director McBride recognized Mr. Goodspeed, and requested that he provide a general overview regarding the joint purchase of the administrative facilities site in order to educate the new members of the Board on the subject. Mr. Goodspeed explained the purpose behind the purchase of the site, and gave a brief update on the current status of the plans for such site going forward. After discussing the matter at length, Director McBride requested that the Board members review the Interlocal Agreement and familiarize themselves with the terms and provisions of same, and stressed the importance of becoming educated on such matters to ensure proper decision making in the future.

BOOKKEEPER'S REPORT

Mr. LaConti presented to and reviewed with the Board the Bookkeeper's Report dated May 18, 2026, a copy of which is attached hereto as **Exhibit D**. Following discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment.

OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2027; VETERANS MEMORIAL PARK CONTRACT (CONT'D)

Mr. LaConti presented to and reviewed with the Board the proposed operating budget for the District's fiscal year ending May 31, 2027, a copy of which is included in **Exhibit D**. Following discussion, it was moved by Director McBride, seconded by Director Barrington and unanimously carried, that (i) the proposed operating budget for the District's fiscal year ending May 31, 2027, be approved, as revised to reflect an increase in the District's contribution amount towards the Project to $100,000, plus accrued interest on such amount, and (ii) the Contract by and among the District, WCID 157, WCID 159 and MUD 419, be approved, accordingly.

APPROVAL OF JOINT WATER PLANT AND JOINT SEWER PLANT BUDGETS FOR FISCAL YEAR ENDING MAY 31, 2027, PREPARED BY HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 418 ("MUD 418")

Mr. LaConti next presented to and reviewed with the Board the proposed joint water plant and joint sewer plant budgets prepared by MUD 418, as required pursuant to that certain Contract for Financing, Operation and Maintenance of Master Water and Sanitary Sewer Facilities by and between the District, MUD 418, MUD 419 and Harris County Municipal Utility District Nos. 490, 491, 492 and 493 (the "Master Facilities Contract"). Copies of the proposed budgets are included in **Exhibit D**. Following review and discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the proposed joint water plant and joint sewer plant budgets prepared by MUD 418, be approved, as presented.

Mr. Reynolds exited the meeting at this time.

ENGAGEMENT OF AUDITOR

The Board next considered the engagement of an auditing firm to conduct an audit of the District's financial statements for the fiscal year ending May 31, 2026. In that regard, Mr. Krueger made a presentation to the Board on behalf of Forvis Mazars, and advised that the cost to conduct such audit is approximately $25,900.00, plus an adminstrative fee in the amount of $1,100. Following discussion, Director Barrington moved that (i) Forvis Mazars be engaged to prepare the District's audit report for the fiscal year ending May 31, 2026, in accordance with the terms of the engagement letter attached hereto as **Exhibit E**, and (ii) the Texas Ethics Commission Form 1295 submitted by Forvis Mazars in connection therewith, be accepted and acknowledged by the District. Director McBride seconded said motion, which carried unanimously.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector's Report and Delinquent Tax Roll for the month ending April 30, 2026, a copy of which is attached hereto as **Exhibit F**. Following discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment.

UNCLAIMED PROPERTY REPORTS AS OF MARCH 1, 2026

The Board considered approval of Unclaimed Property Reports as of March 1, 2026, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2026. In connection therewith, Mr. LaConti presented to and reviewed with the Board the annual Unclaimed Property Report for the District's operating account, as prepared by MA&C, a copy of which is attached hereto as **Exhibit G**. Mr. LaConti advised the Board that the District has unclaimed property in its operating account in the amount of $1,176.95 to escheat to the State of Texas for the reporting period. Ms. Maddox then presented to and reviewed with the Board an Unclaimed Property Report for the District's tax account, as prepared by Wheeler, a copy of which is included in **Exhibit G**, and noted that the District has no unclaimed property to report at this time. Following discussion, Director Barrington moved that MA&C be authorized to file the annual Unclaimed Property Report with the Comptroller and remit $1,176.95 of unclaimed funds to the Comptroller prior to July 1, 2026. Director McBride seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Collections Report, as it was noted that no report was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), delinquent tax attorneys for the District.

OPERATOR'S REPORT

Mr. Landreneau addressed the Board concerning a recent incident that occurred in the District as a result of equipment failure experienced at Harris County Municipal Utility District No. 418's ("No. 418") Lift Station No. 2. In connection therewith, Mr. Landreneau advised the Board that Lift Station No. 2's failure caused manholes in the District to overflow and discharge into the District's storm sewer inlets. The Board asked various questions regarding the incident, to which Mr. Landreneau and Ms. DeLong responded. Following discussion, the Board expressed the desire to follow up with No. 418 to learn the cause of the Lift Station No. 2 failure, and to further discuss the financial responsibility for the incident clean-up.

Ms. DeLong then presented to and reviewed with the Board the Operations and Maintenance Report for the month of April 2026, a copy of which is attached hereto as **Exhibit H**.

Ms. DeLong next presented to and reviewed with the Board two (2) proposals for the repair or replacement of Lift Pump No. 2 at Lift Station No. 4, copies of which are included in the Operations and Maintenance Report, and noted that Inframark is recommending the Board's acceptance of the proposal from Pump Solutions for the replacement of Lift Pump No. 2 in the amount of $13,156.00 at this time.

Ms. DeLong next presented to and reviewed with the Board three (3) proposals for the cleaning and repainting of the District's fire hydrants, copies of which are included in the Operations and Maintenance Report, and noted that Inframark is recommending the Board's acceptance of the proposal from RNR Services in the total amount of $29,295.00 at this time.

Ms. DeLong next advised the Board regarding repeated instances of vandalism at the Lift Station No. 1 site, and inquired if the Board would be amenable to authorizing the purchase and installation of security cameras at the site.

The Board next considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. DeLong presented Inframark's annual report, a copy of which is included in the Operations and Maintenance Report, and advised the Board of the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District, and the District's business arrangements with other entities. Ms. DeLong recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time.

The Board next considered the approval of the 2025 Water Loss Audit (the "Audit"). In connection therewith, Ms. Delong informed the Board that Inframark has completed and filed the Audit with the Texas Water Development Board by the applicable deadline. She then presented to and reviewed same with the Board, a copy of which is included in the Operations and Maintenance Report. It was noted that no further action was required by the Board in connection with this matter.

Following discussion, Director Barrington moved that the Operations and Maintenance Report and the action items listed therein be approved and authorized, as appropriate, including: (i) the proposal from Pump Solutions for the replacement of Lift Pump No. 2 in the amount of $13,156.00; (ii) the proposal from RNR Services for the cleaning and repainting of the District's fire hydrants in the total amount of $29,295.00; and (ii) the purchase of low-budget security cameras and the installation of same at the Lift Station No. 1 site. Director McBride seconded said motion, which unanimously carried.

CONSUMER CONFIDENCE REPORT

The Board then considered the approval of the District's Consumer Confidence Report ("CCR") for 2025. In connection therewith, Ms. DeLong distributed a draft of the District's CCR for the Board's review, a copy of which is included in **Exhibit H**. Following discussion, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that the CCR be approved, subject to review and final approval by SPH, that Inframark be authorized to distribute the CCR electronically to all customers of the District pursuant to a link to be provided on the next water bill, and that the CCR be posted to the District's website prior to the July 1, 2026, deadline.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa next provided the Board with a general update regarding the District's garbage and recycling collections. Following discussion, it was noted that no action was required by the Board in connection with the District's garbage and recycling collections.

ENGINEER'S REPORT

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated May 18, 2026, a copy of which is attached hereto as **Exhibit I**, including the change order and deduct change orders listed therein. In connection therewith, Ms. Demary requested the Board's authorization for the design of Parkland Village BLMZ Westgreen & Tuckerton Phase 2 Landscape Improvements by LANDology, Inc., and the advertisement of bids for said project. Following discussion, it was moved by Director McBride, seconded by Director Barrington and unanimously carried, that the Engineer's Report and the action items listed therein, be approved and authorized, as applicable, including the design of Parkland Village BLMZ Westgreen & Tuckerton Phase 2 Landscape Improvements by LANDology, Inc., and the advertisement of bids for said project.

CAPITAL IMPROVEMENT PLAN

Ms. Demary advised the Board that she had nothing new to discuss with the Board in connection with the District's Capital Improvement Plan at this time.

UTILITY COMMITMENT LETTERS

Mr. Page advised that there were no new requests for commitments received.

WEBSITE UPDATES

The Board deferred consideration of a Communications Report, as it was noted that no report was received nor is due at this time from Touchstone District Services, LLC ("Touchstone"), website services provider for the District. Mr. Page noted that the next Communications Report will be presented in July 2026.

BRIDGELAND WATER AGENCY ("AGENCY")

The Board next considered the status of matters related to the Agency. In connection therewith, Director McBride provided the Board with a brief update on Agency matters, including the status of the Agency's scheduling of the 2026 hazardous waste collection and electronics recycling event, which has been tentatively scheduled for October 24, 2026. Director McBride additionally advised the Board that the planning of the educational safety event for resident children regarding micromobility devices in Bridgeland is in progress. Following discussion, it was noted that no action was required by the Board in connection with Agency matters at this time.

DEVELOPER'S REPORT

Mr. Gates presented to and reviewed with the Board the home inventory report through April 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit J**. It was noted that no action was required by the Board in connection with such report.

MATTERS RELATIVE TO BRIDGELAND COUNCIL, INC. ("COUNCIL") AND/OR PARKLAND VILLAGE HOMEOWNERS' ASSOCIATION ("HOA")

The Board noted that it had nothing new to discuss with respect to Council and/or HOA matters for the District at this time.

ANNUAL ARBITRAGE MAINTENANCE REPORT BY MUNICIPAL RISK MANAGEMENT GROUP, LLC ("MRMG")

Mr. Page presented to and reviewed with the Board the Annual Maintenance for Arbitrage Analysis Report ("Annual Maintenance Report") as prepared by MRMG, a copy of which is included in **Exhibit K**, and noted that MRMG has requested that the Board consider authorizing Arbitrage Compliance Specialists, Inc. ("ACS") to proceed with preparation of the various recommended calculations set forth therein. Following review and discussion of the Annual Maintenance Report, it was moved by Director Barrington, seconded by Director McBride and unanimously carried, that ACS be authorized to proceed with the preparation of all of the calculations recommended by MRMG, as set forth in the Annual Maintenance Report.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Page reported that he had nothing further of a legal nature to discuss with the Board at this time.

MATTERS FOR FUTURE AGENDAS

The Board considered items for placement on future agendas. No specific agenda items, other than routine and ongoing matters and those discussed above, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Barrington, seconded by Director McBride and unanimously carried, the meeting was adjourned.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489 — TEXAS

Allene Harper-Veith

Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

LIST OF ATTACHMENTS TO MINUTES

May 18, 2026

Exhibit A –	Memorandum regarding Cybersecurity and Artificial Intelligence Training Requirements
Exhibit B –	Contract Regarding the Financing, Construction, Operation and Maintenance of the Bridgeland Veterans Memorial Park
Exhibit C –	Interlocal Agreement between the District and Harris County Municipal Utility District No. 419
Exhibit D –	Bookkeeper's Report
Exhibit E –	Engagement Letter (Forvis Mazars, LLP)
Exhibit F –	Tax Assessor-Collector's Report
Exhibit G –	Unclaimed Property Reports
Exhibit H –	Operations and Maintenance Report
Exhibit I –	Engineer's Report
Exhibit J –	Home Inventory Report as of April 2026
Exhibit K –	Annual Maintenance for Arbitrage Analysis Report